

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE WESTERN DISTRICT OF PENNSYLVANIA

IN RE:	:	BANKRUPTCY NO. 20-20538-CMB
	:	
Rebecca M. Zeher,	:	
	:	CHAPTER 13
Debtor	:	
*****	:	
Rebecca M. Zeher,	:	
	:	RELATED TO DOCKET NO. 54
Movant	:	
	:	ENTERED BY DEFAULT
vs.	:	
	:	
Ronda J. Winnecour, Esquire,	:	
Standing Chapter 13 Trustee,	:	
Respondent	:	

ORDER EMPLOYING REALTOR

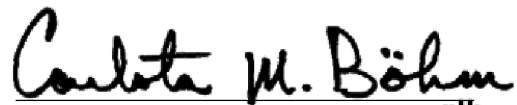
AND NOW, this 9th day of March, 2022, upon consideration of the ***APPLICATION FOR ORDER OF EMPLOYMENT OF REALTOR KEVIN MILLER IN A REAL ESTATE TRANSACTION***, it is ORDERED, ADJUDGED and DECREED as follows:

1. ***Kevin Miller from Cowden Creek Realty with a mailing address of 5500 Steubenville Pike, Suite 2C, Robinson Township, PA 15136*** is hereby appointed as ***Realtor*** for the Estate/Debtor pursuant to the terms (including compensation terms) described in the Listing Contract attached to the above-referenced Motion/Application for the limited purpose of acting as realtor in connection with the interest of the Estate/Debtor in selling the Debtor's ***Real Estate*** as referenced in the foregoing Motion/Application, *provided however*, no settlement of any claim is to occur without prior Court Order after notice and hearing.
2. Professional persons or entities performing services in the above case are advised that approval of fees for professional services will be based not only on the amount involved and the results accomplished, but other factors as well including: the time and labor reasonably required by counsel, the novelty and difficulty of the issues presented, the skill requisite to perform the legal service properly, the preclusion of other employment due to acceptance of this case, the customary fee, whether the fee is fixed or contingent, the time limitations imposed by client or the circumstances, the experience, reputation and ability of the attorneys involved, the undesirability of the case, the nature and length of the professional relationship with the client, and, awards in similar cases.
3. Approval of any application for appointment of a professional in which certain hourly rates/compensation terms are stated for various professionals is not an agreement by the Court to allow fees at the requested hourly rates or compensation terms, and is not preapproval of compensation pursuant to 11 U.S.C. Section 328(a). Final compensation, awarded only after notice and hearing, may be more or less than the requested hourly rates/compensation terms based on application of the above-mentioned factors in granting approval by Court Order. ***Any***

retainer paid to the Realtor is unaffected by this Order and remains property of the Estate until further order of Court.

4. Notwithstanding anything to the contrary in the letter of engagement or agreement between Movant and Special Counsel, this Order does not authorize Realtor to retain or pay any outside counsel or other professional to assist Realtor in this matter unless such is done at no expense to Movant, directly or indirectly. Any other retention of and payment to an outside counsel or other professional is subject to prior approval of the Court.
5. *Movant shall serve the within Order on all interested parties and file a certificate of service.*

BY THE COURT:


Carlota M. Böhm glb

Chief United States Bankruptcy Judge

FILED
3/9/22 1:30 pm
CLERK
U.S. BANKRUPTCY
COURT - WDPA

In re:
Rebecca M Zeher
Debtor

Case No. 20-20538-CMB
Chapter 13

CERTIFICATE OF NOTICE

District/off: 0315-2
Date Rcvd: Mar 09, 2022

User: auto
Form ID: pdf900

Page 1 of 2
Total Noticed: 1

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Mar 11, 2022:

Recip ID	Recipient Name and Address
db	+ Rebecca M Zeher, 569 Kelso Rd, Pittsburgh, PA 15243-1509

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

NOTICE CERTIFICATION

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Mar 11, 2022

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on March 9, 2022 at the address(es) listed below:

Name	Email Address
Brian Nicholas	on behalf of Creditor The Money Source Inc. bnicholas@kmlawgroup.com
Denise Carlon	on behalf of Creditor The Money Source Inc. dcarlon@kmlawgroup.com
Jeffrey R. Hunt	on behalf of Creditor Municipality of Mt. Lebanon jhunt@grblaw.com
Keri P. Ebeck	on behalf of Creditor Duquesne Light Company kebeck@bernsteinlaw.com jbluemle@bernsteinlaw.com
Lawrence W. Willis	on behalf of Debtor Rebecca M Zeher ecf@westernpabankruptcy.com urfreshstr@gmail.com;willislr88866@notify.bestcase.com
Office of the United States Trustee	ustpreion03.pi.ecf@usdoj.gov

District/off: 0315-2

User: auto

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Date Rcvd: Mar 09, 2022

Form ID: pdf900

Total Noticed: 1

Ronda J. Winnecour

cmecf@chapter13trusteedpa.com

TOTAL: 7